



Asking Price £165,000  
🛏 2 Bedrooms    🛁 1 Bathroom

5 Stone Cottages, Summerhill Road,  
Little Mountain, Summerhill, Wrexham LL11 4TF

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## General Remarks

This charming two bedroom stone cottage occupies an elevated position with far reaching views over Wrexham. The property has been significantly improved by the current owners in a very sympathetic way and now boasts a high quality kitchen with units continuing through into the dining room. Retaining numerous character features, the living accommodation briefly comprises a living room with feature exposed brick chimney breast, dining room with beamed ceiling, kitchen with integral appliances, landing, main bedroom, second bedroom and shower room. There is also a sectional garage behind the rear garden. Viewing advised.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location:** Wrexham city centre is about three miles away with the nearest access onto the A483 at Sainsbury's roundabout about two miles away, from where there is dual carriageway access to Chester (12 miles). Gwersyllt has a wide-range of local amenities including both Welsh and English speaking Primary Schools, a Secondary School, a neighbourhood Shopping Centre with Lidl and Iceland Supermarkets, various Pubs, a Railway Station and the Gwyn Evans Sports Complex with a swimming pool.

## Accommodation

### On The Ground Floor:

**Living Room:** 14' 1" x 11' 11" (4.28m x 3.62m) Double glazed composite door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Wooden flooring. Exposed brick chimney breast with inset wood-burner.

**Dining Room:** 14' 7" x 10' 2" (4.44m x 3.09m) PVCu double glazed window to the rear elevation. Radiator. Tiled floor. Exposed brick chimney breast. Beamed ceiling. Base units with complementary wood-effect work surfaces.

**Kitchen:** 8' 2" x 6' 10" (2.48m x 2.08m) PVCu double glazed door and window to the side elevation. Base units with complementary wood-effect work surfaces. Sink with mixer tap. Integral gas hob and electric oven. Cooker hood. Integral fridge and freezer. Integral dishwasher. Wall tiling. Tiled floor.

### On The First Floor:

#### Landing:

**Bedroom 1:** 13' 4" x 11' 11" (4.07m x 3.62m) PVCu double glazed window to the front elevation. Radiator. Attic hatch.

**Bedroom 2:** 10' 3" x 7' 6" (3.12m x 2.28m) PVCu double glazed window to the rear elevation. Feature fire surround. Cupboard housing a "Glow-Worm" combination boiler.

**Shower Room:** 7' 5" x 6' 7" (2.25m x 2.00m) PVCu double glazed window to the rear elevation. Shower cubicle. Low level w.c. and pedestal wash hand basin. Wall tiling. heated towel rail. Plumbing for washing machine.

**Outside:** Externally there is a low maintenance garden to the front of the property. To the rear there is a Decked Area leading off the Kitchen with steps up to another decked Eating Area and a gravelled garden. Beyond and approached from the rear there is a Detached Sectional Garage.





**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired combination boiler situated in the Second Bedroom.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 56|D.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Wrexham Offices leave the city on the Mold Road continuing past the Football Ground and at the roundabout by B & Q continue straight across the large roundabout above the A483 at which take the second exit signposted Summerhill. Pass through the trees and Pendine Nursing Home on the left continuing to the traffic calming measures. Just after the right-hand turning for Rogers Lane, the property will be observed on the left-hand side of the road.



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